

Planning Committee: 17 July 2018

Item Number: 12

Application No: [W 18 / 1122](#)

Town/Parish Council: Warwick
Case Officer: Liz Galloway

Registration Date: 04/06/18
Expiry Date: 30/07/18

01926 456528 Liz.galloway@warwickdc.gov.uk

33 Wilmhurst Road, Warwick, CV34 5LN

Erection of a first floor side and single storey rear extension. FOR Mr. Ian Jackson

This application is being presented to Committee due to the applicant being a Warwick District Council employee.

RECOMMENDATION

The Planning Committee are recommend to Grant the application subject to conditions.

DETAILS OF THE DEVELOPMENT

The application relates to the proposed construction of a first floor side extension to create a bedroom and dressing room. A single storey rear extension is also proposed to extend the kitchen, dining room and utility room. Materials have been chosen to match the materials used on the existing dwellinghouse.

THE SITE AND ITS LOCATION

The application relates to a modern two storey detached dwelling with integral garage, located on the south of Wilmhurst Road. The site adjoins the railway to the south and has the canal nearby, however, the site is not within a flood zone. The property is not a Listed Building and does not lie within a Conservation Area.

PLANNING HISTORY

There is no relevant planning history.

RELEVANT POLICIES

- BE1 - Layout and Design (Warwick District Local Plan 2011-2029)
- BE3 - Amenity (Warwick District Local Plan 2011-2029)
- NE2 - Protecting Designated Biodiversity and Geodiversity Assets (Warwick District Local Plan 2011-2029)
- Vehicle Parking Standards (Supplementary Planning Document)
- The 45 Degree Guideline (Supplementary Planning Guidance)
- Residential Design Guide (Supplementary Planning Guidance - April 2008)
- TR3 - Parking (Warwick District Local Plan - 2011-2029)
- National Planning Policy Framework

SUMMARY OF REPRESENTATIONS

WCC Ecology: Recommend bat and bird notes.

Network Rail: No objection

ASSESSMENT

The main issues relevant to the consideration of this application are as follows:

- Impact on the character and appearance of the street scene;
- Impact on the living conditions of the neighbouring properties;
- Ecology;
- Parking; and
- Impact on the adjacent railway land.

Impact on the character and appearance of the street scene

Warwick District Local Plan Policy BE1 states that development will only be permitted which positively contributes to the character and quality of its environment through good layout and design.

Wilmhurst Road and the surrounding area is characterised by dwellings of differing sizes and styles. There have been a number of extensions to other properties in the locality including single storey front extensions and first floor side extensions. The application property is located on a private access drive occupied by six houses and lies at the end of Wilmhurst Road, which is a cul-de-sac.

It is considered that the proposed extensions have been designed in accordance with the adopted Residential design Guide SPG in that the ridge line of the roof has been set down from that of the existing dwelling and the facade has been set back. The extensions are considered to be generally subservient to the original dwellinghouse and will be constructed using matching materials. As the property is located at the end of the cul-de-sac adjacent to the railway bank, it is considered that the proposed extensions would not have a detrimental impact on the street scene and would not warrant a refusal in this instance.

Given the mix of dwellings and extensions to other properties and the unobtrusive position of the application site, it is considered that this proposal, as a whole, will not have an unacceptable detrimental impact on the character and appearance of the Wilmhurst Road street scene, and will therefore be in accordance with Warwick District Local Plan Policy BE1 and the adopted Residential Design Guide SPG.

Impact on the living conditions of the neighbouring properties

Warwick District Local Plan Policy BE3 states that development will not be permitted which has an unacceptable adverse impact on the amenity of neighbouring uses and residents.

Number 31 Wilmhurst Road is located adjacent to the northern boundary of the site and has a rear conservatory. The part of the proposed single storey rear extension which lies adjacent to this neighbour will be 3 metres in depth, which potentially could be constructed using 'Permitted Development Rights'. Therefore, it is considered that the proposed single storey rear extension will not constitute an unneighbourly form of development.

The proposed first floor side extension does not lie adjacent any neighbours and there will be no conflict with the adopted 45 degree guidance in relation to any adjoining properties.

The extensions will not have a detrimental impact on any of the neighbouring properties due to their size and location, and it is therefore considered to be in accordance with Warwick District Local Plan Policy BE3.

Ecology

WCC Ecology have commented on this application site and recommend a bat and bird note be attached to the decision notice.

Parking

The existing arrangement for off street parking would meet the requirements set out in the Vehicle Parking Standards SPD and Warwick District Local Plan Policy TR3.

Impact on Railway Land

Network Rail have commented on this application site, however, as the proposed single storey rear extension will be no closer to the embankment than the existing dwelling, they have no objection. Furthermore, no ground works are proposed in the construction of the first floor side extension and therefore it is considered that this element of the development will cause no impact on any land in Network Rail ownership.

SUMMARY / CONCLUSION

The proposals would have an acceptable impact on the character and appearance of the area and on the living conditions of neighbouring dwellings. Therefore it is recommended that planning permission is granted.

CONDITIONS

- 1 The development hereby permitted shall begin not later than three years from the date of this permission. **REASON:** To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
 - 2 The development hereby permitted shall be carried out strictly in accordance with the details shown on the site location plan and approved drawing 1, and specification contained therein, submitted on 4th June, 2018. **REASON :** For the avoidance of doubt and to secure a satisfactory form of development in accordance with Policies BE1 and BE3 of the Warwick District Local Plan 2011-2029.
 - 3 All external facing materials for the development hereby permitted shall be of the same type, texture and colour as those of the existing building. **REASON:** To ensure that the visual amenities of the area are protected, and to satisfy the requirements of Policy BE1 of the Warwick District Local Plan 2011-2029.
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